Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-108	Nick Patel for JSCI County Line, LLC 3326 New Easley Hwy 0239010100600 S-1, Services District to C-1, Commercial District	23	Approval	Approval		
Public Comments	Some of the general comments made by Speakers at the Public Hearing on Petition/Letter November 15, 2021 were: For: Speakers For: None None Against: 1) Citizen - Lives in neighborhood behind the subject parcel - Has issues if the applicant wants continue warehouse and cannot be retail			For: None Against:		
Staff Report	List of meetings with staff: None ANALYSIS The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as Rural Corridor. The subject property is also part of the Riverdale-Tanglewood Community Plan, where it is designated as Neighborhood Commercial. Floodplain is not present on the site. One school is located within one mile of the site: Tanglewood Middle. The property is not along any bus routes and there are no sidewalks along the subject property. SUMMARY					
	The subject parcel is zoned S-1, Services and is 0.9 acres of land located on New Easley Hwy. and is approximately 2.07 miles west of the intersection of New Easley Hwy and White Horse Rd. The parcel has approximately 176 feet of frontage along New Easley Hwy. The applicant is requesting to rezone the property to C-1, Commercial.					
	The applicant states that the prop	osed land	l use is retail.			
	CONCLUSION The subject parcel, zoned S-1, Se maintained arterial road. Staff is appropriate for this area and wor Additionally, the uses permitted <u>Tanglewood Area Plan</u> .	of the culd not h	ppinion that ave and wou	a successful Ild not have	rezoning to an adverse	C-1, Commercial is impact on this area.
	Based on these reasons, staff reco	mmends	approval of t	he requeste	d rezoning to	C-1, Commercial.



Greenville County Planning Division Department of Zoning Administration 301 University Ridge Suite 4100 Greenville, SC 29601 Office: 864.467.7425 Fax: 864.467.7164

то:	County Council Planning and Development Committee Planning Commission
FROM:	Austin Lovelace, Principal Planner
RE:	CZ-2021-108
APPLICANT:	Nick Patel for JSCI County Line, LLC
PROPERTY LOCATION:	3326 New Easley Hwy
PIN/TMS#(s):	0239010100600
EXISTING ZONING:	S-1, Services District
REQUESTED ZONING:	C-1, Commercial District
PROPOSED LAND USE:	Retail
ACREAGE:	0.9
COUNCIL DISTRICT:	23 – Norris

ZONING HISTORY: This parcel was originally zoned R-15, Residential Suburban in June 1973 as part of Area 4A. There have been two rezoning requests for this property: CZ-1986-78, from R-15, Single-Family Residential to S-1, Services, which was approved; and CZ-2021-46, from S-1, Services to C-2, Commercial, which was denied. There have been no other rezoning requests.

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EXISTING LAND USE:	Communication tower,	commercial vacant

AREA CHARACTERISTICS:	Direction	Zoning	Land Use
CHARACTERISTICS.	North	R-15	Single-Family Residential
	East	C-2	Automobile Repair Facility
	South	R-15	Plumbing Business, Single-Family Residential
	West	S-1	Retail

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer

PLAN GREENVILLE COUNTY CONFORMANCE:

The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as *Rural Corridor*. **Please refer to the Future Land Use Map at the end of the document.**

AREA AND COMMUNITY PLANS:

The subject property is a part of the Riverdale-Tanglewood Community Plan where it is designated as Neighborhood Commercial.

DENSITY WORKSHEET: The following scenario provided the potential capacity of residential units based upon County records for acreage.

	Zoning	Zoning Density	Acres	Total Units
Current	S-1	N/A	0.0	0 units
Requested	C-1	12 units/acre	0.9	10 units

A successful rezoning would allow for 10 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC: New Easley Highway is a four-lane, State-maintained arterial Road. The parcel has approximately 176 feet of frontage along New Easley Highway. The parcel is approximately 2.07 miles west of the intersection of New Easley Highway and White Horse Road. The property is not along a bus route. There are also no sidewalks in the area.

Location of Traffic Count	Distance to Site	2011	2014	2019
New Easley Hwy	6,665' W	20,900	19,700	22,100

Zoning Docket from	November 15, 2021	Public Hearing
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	-5.7	7% +5.7%
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CULTURAL AND ENVIRONMENTAL:	Floodplain is not present on the site. There are no known historic or cultural resources on the site. One school is located within one mile of the site: Tanglewood Middle.
CONCLUSION:	Due to a quick turn-around, Staff's Recommendations and Conclusion to be provided at a later date.



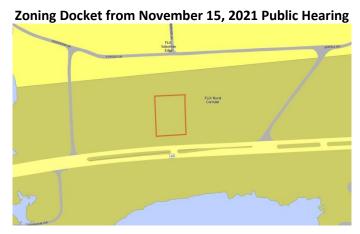
Aerial Photography, 2021



Zoning Map



Riverdale-Tanglewood Community Plan, Future Land Use Map



Plan Greenville County, Future Land Use Map